



CBII – Community Business II District

Section 7-8-13 – Unified Development Ordinance City of Asheville Zoning Districts

(a) *General description.* The Community Business District II is established to provide areas for medium-to-high-density business and service uses serving several residential neighborhoods. This community business center may serve as a workplace for many residents in the surrounding neighborhoods and should be sensitive to a significant pedestrian population, but also provide for adequate and safe vehicular access. The Community Business II District is designed to be located primarily along minor and major thoroughfare streets which serve multiple residential neighborhoods.

(b) *Permitted uses.*

Residential.

- Accessory apartments
- Dwellings, multi-family
- Dwellings, single-family detached
- Dwellings, single-family zero lot line

Recreational.

- Arboretums
- Passive parks
- Recreational uses, commercial indoor
- Recreational uses, commercial outdoor
- Recreational uses, governmental
- Recreational uses, related to residential development
- Recreational uses, restricted to membership, non-profit

Institutional.

- Adult day care centers
- Adult day care homes
- Assisted living facilities
- Child day care centers
- Child day care homes
- Civic, social service, and fraternal facilities
- Family care homes

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- Fraternity and sorority houses
- Group homes
- Orphanages
- Places of worship
- Schools
- Shelters
- Vocational and training schools

Public/semi-public.

- Amphitheaters and auditoriums
- Community centers
- Exhibition halls
- Fire/police stations
- Libraries
- Museums
- Post offices
- Public utilities and related facilities

Office/business.

- Automobile service stations (storage of abandoned and inoperable vehicles prohibited)
- Bakeries
- Barber shops and salons
- Bars, nightclubs
- Bed and breakfast homestays
- Bed and breakfast inns
- Bicycle shops
- Boardinghouses
- Bookstores
- Candy, pastry, ice cream and snack shops
- Car washes
- Clinics, medical, dental, psychiatric, optical
- Clinics, veterinary
- Convenience stores
- Copying centers
- Delicatessens
- Financial institutions
- Florists
- Fruit and vegetable markets
- Funeral establishments
- Gift shops
- Grocery stores
- Hardware/garden supply stores
- Health and fitness facilities

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Home occupations
Instructional services
Laundry and dry cleaning establishments
Live-work units
Lodging facilities
Motor vehicle and boat service and repair (storage of abandoned and inoperable vehicles prohibited)
Offices
Pharmacies
Plant nurseries, sales and greenhouses
Printing and publishing
Radio and television studios
Research and technology production uses
Residential related commercial service
Restaurants
Retail gasoline sales
Retail sales
Self-service cleaning businesses
Studios, galleries, and workshops for artists, craftspeople, designers, photographers
Tailors/dressmaker shops
Tattoo parlors
Video rental stores
Wedding chapels, commercial

Industrial.

Cottage industries

Other.

Accessory structures
Cemeteries, columbariums
Parking lots

(c) *Prohibited uses.* Any use not specifically listed as a permitted use, a use by right, subject to special requirements, or a conditional use in the Community Business II District is prohibited.

Gated communities. This shall not include those gated communities lawfully established prior to June 12, 2007, or extend to those properties acquired as part of such communities prior to June 12, 2007, provided it can be demonstrated that these properties were included in a documented community masterplan.

(d) *Uses by right, subject to special requirements.* See article XVI for specific requirements.

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Antenna
Crematories for human remains
Government buildings
Recycling collection centers
Rental businesses
Repair and service businesses
Theaters
Townhouses
Wireless telecommunication facilities, concealed
Wireless telecommunication facilities, co-located
Wireless telecommunication facilities, microcell

(e) *Conditional uses.*

Telecommunication towers

(f) *Development standards.*

- (1) *Density standards.* The maximum residential density per acre within the Community Business II District shall be 16 dwelling units.
- (2) *Structure size standards.* New structures in the Community Business II District shall not exceed a total of 45,000 square feet in gross floor area. Existing structures shall not be expanded to exceed 45,000 square feet in gross floor area.
- (3) *Lot size standards.* None.
- (4) *Lot width standards.* None.
- (5) *Setback standards.* The following minimum setbacks shall be required for uses in the Community Business II District.

Front: 15 feet, except that the minimum setback may be reduced to zero feet in pedestrian-oriented areas where road widening is not anticipated provided that all parking is located to the side or rear and not closer to the street than the facade of the principal structure, and where pedestrian-oriented design features are incorporated in building and site design.

Side: None required.

Rear: None required.

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Corner lot, street side: 15 ft.

The landscape and buffering standards (section 7-11-3) may require additional setback; if so, the most restrictive requirement shall apply.

The minimum spacing between structures shall, in addition, be as per the Asheville Fire Prevention Code.

- (6) *Impervious surface standards.* The maximum impervious surface coverage in the Community Business II District shall be 80 percent.
- (7) *Height standards.* The maximum height of structures in the Community Business II District shall be 40 feet.
- (8) *Landscaping/buffering standards.* Landscaping and/or buffering shall be provided as required by section 7-11-3 of this chapter.
- (9) *Parking/loading standards.* Parking and loading facilities shall be provided as required by section 7-11-2 of this chapter. No parking shall be permitted in any required setback. Parking shall be provided at the side or rear and not closer to the street than the edge of the structure. Uses in the Community Business II District are permitted a 20 percent reduction in the minimum number of parking spaces required by section 7-11-2 of this chapter.
- (10) *Sidewalk standards.* Sidewalks shall be provided as required by and pursuant to the requirements for sidewalks as set forth in section 7-11-8 of this chapter.
- (11) *Access standards.* None.
- (12) *Recreational/open space standards.* Open space shall be provided as required by section 7-11-4 of this chapter.
- (13) *Design and operation standards.* None.
- (14) *Emergency wireless communications.* Communication requirements shall be provided as required by section 7-11-9 of this chapter.

(Ord. No. 2369, § 1, 5-27-97; Ord. No. 2539, § 1, 1-26-99; Ord. No. 2663,

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§ 1(g), 2-8-00; Ord. No. 2664, § 1(m), 2-8-00; Ord. No. 2904, § 1(m), 3-12-02; Ord. No. 3002, § 1b, 2-25-03; Ord. No. 3010, § 1(b), 3-25-03; Ord. No. 3156, § 1, 8-24-04; Ord. No. 3209, § 1b, 1-25-05; Ord. No. 3272, § 1(b), 7-26-05; Ord. No. 3337, § 1(b), (c), 2-28-06; Ord. No. 3390, § 1(b), 9-12-06; Ord. No. 3483, § 1(b), 6-2-07; Ord. No. 3583, § 1(a), 2-12-08; Ord. No. 3643, § 1a, 7-22-08)

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